

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: ACQUISITION OF PROPERTY AT 1887-1899 WASHINGTON  
STREET IN THE SOUTH END URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-56

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WHEREAS, Section 403 of the South End Urban Renewal Plan provides that the property at 1887-1899 Washington Street is located that failure to achieve property rehabilitation standards and conforming land uses in accordance with the objectives and requirements of the Urban Renewal Plan will seriously impair the successful completion of the Plan in accordance with the scheduled objectives;

WHEREAS, said property constitutes a very small commercial block which is surrounded by new residential construction and adjacent to a proposed park and community facility;

WHEREAS, considerable opposition to use of said property as licensed premises has been communicated to the Authority by neighborhood representatives.

THEREFORE, it is hereby found that use of said property for purposes of a licensed package store will constitute a failure to achieve a land use in accordance with the objectives and requirements of the Urban Renewal Plan, and would seriously impair the successful operation of the Plan in accordance with its state objectives and requirements, and the real estate officer is hereby authorized to initiate negotiation to acquire 1887-1899 Washington Street. If after a reasonable period of time acquisition by negotiation is unsuccessful, the General Counsel be directed to prepare an eminent domain taking order for the Authority's action.





MEMORANDUM

August 17, 1972

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)  
ACQUISITION / 1887-1899 WASHINGTON STREET

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SUMMARY: Authorization is requested to acquire a property listed in Section 403 of the South End Urban Renewal Area.

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The property located at 1877-1899 Washington Street is listed in Section 403 of the South End Urban Renewal Plan as being located such that the Authority will review the plans of the owner to determine whether the property's use will be acceptable with respect to the particular surrounding uses and whether the owner has conformed to the rehabilitation standards as set forth in the Renewal Plan. Should the owner fail to meet these objectives, the Authority retains the power to acquire the property.

The present owner of 1887-1899 Washington Street, Mr. Marvin Golden, was granted permission to transfer a package liquor store to this building by the Licensing Board despite the fact that such a transfer clearly does not conform to the objectives of the South End Plan which includes reducing the excessive number of liquor licenses (Section 203-Paragraph H), and despite the fact that such a use

- (i) would be extremely detrimental to the proposed large playground (Derby Park) which is to be constructed adjacent to the building in question;
- (ii) would be incompatible with five existing churches presently located within 500 feet of the building, as well as with four major housing developments then proposed in the immediate vicinity; and
- (iii) would and did cause serious concern among the residents of the area.

When the Authority staff became aware of the owner's intention to relocate a liquor store to this address, the owner was advised by letter that his property was subject to Section 403 of the Renewal Plan, and that the period in which a proposal was to be submitted had long since expired. However, inasmuch as the owner may be unaware of this requirement, he was granted a period of time to submit such a proposal.

It is important to note that the letter was sent to the owner prior to any expenditure of funds on his part to rehabilitate the building. Since the original letter and subsequent warnings, however, the owner has refused to submit a proposal and has instead, rehabilitated the building for use as a liquor store.

The final plans for Derby Park and the adjacent Cooper Community Center are now nearing completion, the four major housing projects have been completed, and the Public Facilities Department is evaluating the feasibility of rehabilitating the Pilgrim Laundry building (directly behind the liquor store) for community use. The Authority staff is still concerned that the existence of the liquor store in its present location is a serious violation of the overall planning objectives for these developments. Furthermore, at recent public meetings to review plans for the area, local residents have expressed strong opposition to its continued operation.

The staff is confident, however, that Mr. Golden can avail himself of the Authority's Business Relocation resources, and a more suitable location for his package store can be found elsewhere within the Project Area.

It is therefore my recommendation that the Board find that the proposed use of 1887-1899 Washington Street as a package store is not acceptable, and that the Real Estate Department be authorized to initiate negotiation to acquire 1887-1899 Washington Street. If after a reasonable period of time acquisition by negotiation is unsuccessful, the General Counsel be directed to prepare an eminent domain taking order for the Authority's action.

An appropriate Resolution follows.